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DNSSAB Advances Indigenous-Led Affordable Housing Project in North Bay

Brookes St. development moves forward with support from federal, provincial, and municipal partners

North Bay, ON: A new Indigenous-led affordable housing development on Brookes Street in North Bay is moving forward with the support of coordinated federal, provincial, and municipal housing funding, including the Housing Accelerator Fund and combined Canada–Ontario Community Housing Initiative (COCHI) Residual funding, as outlined in [the provincial announcement](#). Together, these investments are helping move the project from long-term planning into construction, expanding access to affordable housing across the District of Nipissing.

The development will be led by Ontario Aboriginal Housing Services (OAHS) on land made available through long-standing local stewardship by the Nipissing District Housing Corporation (NDHC), with funding coordination provided by the District of Nipissing Social Services Administration Board (DNSSAB).

The project will deliver 60 affordable housing units, primarily one-bedroom units with some two-bedroom units, in a three-storey, energy-efficient apartment building that includes shared common space for residents. The site is located immediately adjacent to the North Bay Indigenous Hub, supporting close access to Indigenous-led health services, child care, and support services.

Planning for the site began several years ago, when NDHC acquired the former Dr. MacDougall Public School property at 1040 Brookes Street. As a former school site with sufficient land and infrastructure, it was identified as a suitable location for future affordable housing development.

In its role as the District's Early Years and Child Care Service System Manager, DNSSAB's Children's Services department helped shape the project by supporting the integration

of space for an Indigenous EarlyON Child and Family Centre and licensed child care, reinforcing a holistic, community-focused approach that supports children and families beyond housing alone.

Following City approval of severance and rezoning, NDHC retained an adjacent vacant parcel of land specifically to support housing development and later made that land available to Ontario Aboriginal Housing Services for an affordable housing project. Long-term affordability will be protected through agreements that ensure the housing remains affordable and community-serving into the future.

The development is now moving forward with secured funding. The City of North Bay's participation in the federal Housing Accelerator Fund has helped remove barriers to development and accelerate the delivery of affordable housing in partnership with DNSSAB. DNSSAB extends its appreciation to the City of North Bay for its continued partnership and support, which has been instrumental in advancing this project.

In addition, \$4.5 million in provincial COCHI Residual funding has been approved through the Ministry of Municipal Affairs and Housing, marking a significant step toward implementation of the Brookes Street development. DNSSAB is grateful for provincial and federal investments that support the creation of affordable, community-based housing across the District.

Housing insecurity and homelessness continue to affect communities across the District of Nipissing, with Indigenous individuals and families disproportionately impacted. In 2025, a district-wide administrative homelessness enumeration identified at least 452 individuals experiencing homelessness. Of those counted, 35% self-identified as Indigenous, and Indigenous identity was even more strongly represented among people experiencing unsheltered homelessness, at 43%. These findings underscore the importance of Indigenous-led, culturally appropriate housing as part of the local response.

"This project is about responding to a very real need in our community," said Mark King, DNSSAB Board Chair. "We know that Indigenous individuals and families are disproportionately impacted by homelessness in the District, especially those living unsheltered. Supporting this housing development on a site that is closely connected to

community services is an important step toward stability, dignity, and long-term housing for people who need it most. DNSSAB is proud to partner with Ontario Aboriginal Housing Services on this important initiative and to support Indigenous-led solutions that strengthen our communities.”

“This development reflects what Indigenous-led housing is all about, homes that are rooted in community,” said Cora McGuire-Cyrette, Chair of Ontario Aboriginal Housing Services’ Board of Directors. “With immediate access to Indigenous-led health, child care, and support services, this new housing development will make a meaningful difference in community members’ lives.”

“We are proud to stand alongside government partners who are committed to supporting Indigenous-led housing solutions,” said Justin Lewis, Chief Executive Officer, Ontario Aboriginal Housing Services. “Delivering 60 affordable, energy-efficient homes alongside Indigenous-led community services is exactly the kind of collaborative approach needed to address the housing crisis in a meaningful and lasting way. This significant investment in Indigenous-led housing in North Bay is critical to fostering community cohesion and well-being.”

About OAHS:

Founded in 1994, Ontario Aboriginal Housing Services provides urban and rural Indigenous communities with culturally safe and affordable housing throughout Ontario. Our mission is to be a leader in the design, development, and delivery of a sustainable and culturally appropriate continuum of housing in urban Indigenous communities.

Learn more at ontarioaboriginalhousing.ca

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About DNSSAB:

The District of Nipissing Social Services Administration Board (DNSSAB) is the service delivery agency for essential human services to the residents of the Nipissing District. These include the Coordinated Services of Ontario Works, Housing Services and Homelessness Services, Children's Services, and Paramedic Services. The jurisdiction of the DNSSAB covers a population of about 85,000 people, spread out over 17,000 square kilometres, 11 municipalities, two First Nations, and two unorganized areas – Nipissing North and Nipissing South. The Board is made up of 11 municipal councillors and one elected representative for the Townships Without Municipal Organization. The Board members exercise powers, duties and responsibilities relating to the delivery of human services, while respecting the DSSAB Act and the Board's Procedural By-Laws and governance model. Shared responsibilities with the Province and municipalities are combined within the DNSSAB.

Learn more at dnssab.ca

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